

**CITY COUNCIL OF THE CITY OF SAN DIEGO
SUPPLEMENTAL DOCKET NUMBER 1
FOR THE REGULAR MEETING OF
MONDAY, AUGUST 6, 2001**

ADOPTION AGENDA, CONSENT ITEMS

ORDINANCE TO BE INTRODUCED:

* ITEM-S400: Trailer Lease Agreement - Graffiti Control Division.

CITY MANAGER'S RECOMMENDATION:

Introduce the following ordinance:

(O-2002-18)

Introduction of an Ordinance authorizing the City Manager to execute a Trailer Lease Agreement with Bert's Office Trailer Rentals for the lease of a 48' x 60' trailer (approximately 2,880 square feet), at a monthly rental rate of approximately \$0.49 per square foot or \$1,392.13 per month, for an initial term of five (5) years;

Authorizing the City Auditor and Comptroller to expend an amount not to exceed \$86,871.73 from Fund 100, Department 601, for rental, relocation and data infrastructure costs from the FY 2002 budget.

NOTE: 6 votes required pursuant to Section 99 of the City Charter.

CITY MANAGER SUPPORTING INFORMATION:

The Graffiti Control Division, currently located at the Central Operations Building at 1970 B Street, will be relocated to City-owned property at 1750 Caminito Chollas, next door to the rest of their division at the Chollas Operations Yard. The relocation of Graffiti will centralize their division's operations and provide needed expansion space for the Storm Water Pollution Prevention Program at 20th and B Central Operations Building.

ADOPTION AGENDA, CONSENT ITEMS

ORDINANCE TO BE INTRODUCED (Continued):

* ITEM-S400: (Continued)

CITY MANAGER SUPPORTING INFORMATION: (Continued)

The Graffiti Control Division is proposing to lease the trailer under the following basic terms:

TERM: 5 years. The target commencement date is September 15, 2001, expiring September 14, 2006.

RENT: Approximately \$0.49 per square foot or \$1,392.13 per month. Rent is below market as compared to similar trailer space.

USE: General office use.

SIZE: Approximately 2,880 square feet of trailer space.

OPTION TO EXTEND: The City has the option to extend the lease for two additional 5-year periods.

OPTION TO PURCHASE: The City has the option to purchase the trailer during the lease term upon agreeable negotiations with the Lessor.

FISCAL IMPACT:

\$86,871.73 will be paid from Fund 100, Dept. 601 from the FY 2002 Budget for rent costs, relocation costs, and data infrastructure costs.

Herring/Griffith/DLM

Aud. Cert. 2200120.

ADOPTION AGENDA, DISCUSSION, HEARINGS

SPECIAL HEARING:

ITEM-S401: Storm Water Pollution and Sedimentation Control - Amendment to the Annual Budget for the Fiscal Year 2001 - 2002 by Increasing the Development Services Department's Budget by 13 Positions.

CITY COUNCIL'S RECOMMENDATION:

Hold the second public hearing for the introduction and adoption of the Ordinance:

(O-2002-13)

Introduction and adoption of an Ordinance amending the Annual Appropriation Ordinance adopting the annual budget for the Fiscal Year 2001-2002 and appropriating the necessary money to operate the City of San Diego for said Fiscal Year by increasing the Development Services Department's budget by thirteen positions.

NOTE: Today's action is the second public hearing and introduction and adoption of the ordinance. The first public hearing was held on July 31, 2001, Item 349e.

ADOPTION AGENDA, CONSENT ITEMS

RESOLUTIONS:

* ITEM-S402: Five actions related to the Final Map of Black Mountain Ranch Unit No. 6.

(Black Mountain Ranch Subarea I Community Area. District-1.)

CITY MANAGER'S RECOMMENDATION:

Adopt the following resolutions:

Subitem-A: (R-2002-232)

Authorizing the City Manager to execute a Subdivision Improvement Agreement with Santaluz, LLC, for the installation and completion of certain public improvements.

Subitem-B: (R-2002-231)

Approving the final map.

Subitem-C: (R-2002-233)

Accepting a grant deed of Santaluz, LLC, granting to the City Lot 40 of Black Mountain Ranch Unit No. 6 for sewer pump station purposes.

Subitem-D: (R-2002-234)

Accepting a grant deed of Santaluz, LLC, granting to the City Lot No. 41 of Black Mountain Ranch Unit No. 6 for open space purposes.

Subitem-E: (R-2002-235)

Authorizing the City Manager to execute a Landscape Maintenance Agreement with Santaluz, LLC, to assure maintenance of landscaping.

ADOPTION AGENDA, CONSENT ITEMS (Continued)

RESOLUTIONS (Continued):

* ITEM-S402: (Continued)

CITY MANAGER SUPPORTING INFORMATION:

This map proposes the subdivision of a 94.792 acre site into 29 lots for residential development, plus 10 lots for building restricted easements, 2 lots for open space, 1 lot for a sewer pump station, and 1 lot for private streets. It is located northerly of Carmel Valley Road, westerly of Camino Ruiz in the Black Mountain Ranch Subarea I Community Plan area.

On October 31, 1995 the Council of the City of San Diego approved City Council Resolution No. R-286502 for Black Mountain Ranch T.M.-95-0173. The City Engineer has approved the final map and states that all conditions of the Tentative Map have been satisfied.

The public improvements and landscaping required for this subdivision are shown in detail on Drawing Number 30543-1-D through 30543-13-D and 30923-1-D through 30923-32-D, filed in the Office of the City Clerk on June 21, 2001 under Micro Numbers 141.06 and 141.07 respectively. All improvements are to be completed within two years. The Engineer's estimates for the cost of public improvements and landscaping are \$803,956 and \$663,376. Performance Bonds in those amounts have been provided as surety. A cash bond in the amount of \$55,000, as determined by the surveyor's estimate, has been posted as surety for the setting of survey monuments. Subdivider, by letter, has given assurance to the City of San Diego that he subscribes to the Affirmative Marketing Program as shown in the "Memorandum of Understanding between the San Diego Building Industry Association and U.S. Department of Housing and Urban Development." As a condition of T.M.-95-0173, the subdivider has entered into a Landscape Maintenance Agreement, agreeing to maintain all landscaping and appurtenances thereto within the City right-of-way adjacent to this subdivision, until another mechanism is established and assumes maintenance responsibility. This subdivision is located in the Black Mountain Ranch Public Facilities. Financing Plan area, which provides for the payment of a Facilities Benefits Assessment (FBA), including parks, at the time of building permit issuance. This project is estimated to generate approximately 300 daily trips (ADT). 67 of these trips are estimated to occur on Interstate 5, which has an estimated near-term plus project volume of 254,744 ADT. CalTrans is planning to widen Interstate 5 to provide ten additional lanes south of State Route 56 to be completed by 2004. The proposed Black Mountain Ranch is required to contribute \$8.0 million for the widening of State Route 56 from four to six lanes, and \$6.1 million for the widening of Interstate 15 by an additional four lanes. Lots 40 and 41 are being deeded to the City at no cost for sewer pump station and open space purposes respectively. No park fee credit is being granted. Lot 40 is 1.437 acres in size; Lot 41 is 24.354 acres in size.

FISCAL IMPACT:

None.

ADOPTION AGENDA, CONSENT ITEMS (Continued)

RESOLUTIONS (Continued):

Loveland/Haase/GB

ADOPTION AGENDA, CONSENT ITEMS (Continued)

RESOLUTIONS (Continued):

* ITEM-S403: Three actions related to the Final Map of Valencia Business Park.

(Valencia Park Community Area. District-4.)

CITY MANAGER'S RECOMMENDATION:

Adopt the following resolutions:

Subitem-A: (R-2002-287)

Authorizing the City Manager to execute a Subdivision Improvement Agreement with the Redevelopment Agency of the City of San Diego and the Southeastern Economic Development Corporation, for the installation and completion of certain public improvements.

Subitem-B: (R-2002-286)

Approving the final map.

Subitem-C: (R-2002-288)

Authorizing the City Manager to execute an Agreement with the Redevelopment Agency of the City of San Diego and the Southeastern Economic Development Corporation, for the improvement of Imperial Avenue.

CITY MANAGER SUPPORTING INFORMATION:

This map proposes the subdivision of a 15.019 acre site into 7 lots for commercial development and Lots "A" & "B" for open space purposes. It is located northwesterly of Imperial Ave. and 54th St. in the Valencia community.

On May 11, 2000 the Planning Commission of the City of San Diego considered Potter Tract Tentative Map TM-96-7729 and approved Planning Commission Resolution No. 2962-2-PC. The City Engineer has approved the final map and states that all conditions of the Tentative Map have been satisfied.

ADOPTION AGENDA, CONSENT ITEMS (Continued)

RESOLUTIONS (Continued):

* ITEM-S403: (Continued)

CITY MANAGER SUPPORTING INFORMATION: (Continued)

The public improvements required for this subdivision are shown in detail on Engineering Drawing No. 30475-1-D through 30475-40-D filed in the Office of the City Clerk under Micro No. 140.79. All improvements are to be completed within two years. The Engineer's estimate for the cost of public improvements is \$2,853,363 and a Performance Bond in that amount has been provided as surety.

A cash bond in the amount of \$8,220 as determined by the surveyor's estimate has been posted as surety for the setting of survey monuments.

This project is located in the Metropolitan Enterprise Zone. At this time, commercial projects in this zone are not subject to Development Impact Fees or Housing Trust Fund Fees.

In order to satisfy Condition 20 of Planning Commission Resolution No. 2962-2-PC, the subdivider is entering into a bonded 5 year agreement to assure the subdivider's 23.7% share of the improvement of Imperial Avenue between San Jacinto Avenue and Valencia Parkway to four lane major street standards. An MOU is being entered into to provide additional funding if necessary.

In order to satisfy Condition 27 of Planning Commission Resolution No. 2962-2-PC, the subdivider has entered into a Landscape Maintenance Agreement to assure the maintenance of landscaping within the dedicated public rights-of-way adjacent to this subdivision until such time as another mechanism is established and assumes maintenance responsibility.

FISCAL IMPACT:

None.

Loveland/Haase/GB

ADOPTION AGENDA, CONSENT ITEMS (Continued)

RESOLUTIONS (Continued):

- * ITEM-S404: Johnnie Williams Day.

COUNCILMEMBER INZUNZA'S RECOMMENDATION:

Adopt the following resolution:

(R-2002-271)

Recognizing and appreciating the assistance of Johnnie Williams and proclaiming August 11, 2001 as "Johnnie Williams Day" in San Diego.

- * ITEM-S405: Excusing Councilmember Ralph Inzunza from the July 17, 2001 Council Meeting.

COUNCILMEMBER INZUNZA'S RECOMMENDATION:

Adopt the following resolution:

(R-2002-270)

Excusing Councilmember Ralph Inzunza from attending the regularly scheduled Council meeting of July 17, 2001, due to the request of Governor Gray Davis and the Latino Caucus to attend an out of town meeting in Los Angeles, California, regarding redistricting, at the Office of California State Senator Richard Polanco.

PUBLIC NOTICES:

Items are listed under Public Notice as a matter of public record only. These items do not require Council action.

ITEM-S406: Amendment to Agreement with CH2M Hill, Inc. and Amendment to Agreement with Hatch and Parent relating to Groundwater Asset Protection and Development Program.

(R-2001-1636 Cor. Copy)

Adopted as Resolution R-295259.

A Resolution approved by the City Council in Closed Session on Tuesday, July 23, 2001, by the following vote: Peters-yea; Wear-yea; Atkins-yea; Stevens-yea; Maienschein-yea; Frye-yea; Madaffer-yea; Inzunza-yea; Mayor-yea.

Authorizing the City Attorney to execute, for and on behalf of the City, a First Amendment, in an amount not to exceed \$1.1 million, to the Agreement between the City of San Diego and CH2M Hill, Inc., for professional services related to negotiations and litigation support on various real property and groundwater development matters;

Authorizing the City Attorney to execute, for and on behalf of the City, a First Amendment, in an amount not to exceed \$500,000, to the Second Agreement with Hatch and Parent for legal services related to negotiations and litigation support on various real property and groundwater development;

Authorizing the City Auditor and Comptroller to transfer an amount not to exceed \$500,000 from CIP-73-338.0, Water Department Central Facility to CIP-75-932.0, Groundwater Assets Program;

Authorizing the expenditure of an amount not to exceed \$1.6 million from Water Revenue Fund 41500, CIP-75-9320, for providing funds for the above project.

Aud. Certs. 2101226 and 2101227.

NOTE: The Auditor's Certificate was not requested prior to Closed Session. The vote taken in Open Session shall be the official vote.